PT OF NE1/4 OF NE1/4
IN OR 1343/656

LEE NANCY T & ANTHONY W
274021 MURRHEE ROAD
HILLIARD, FL 32046

2023

17-4N-24-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

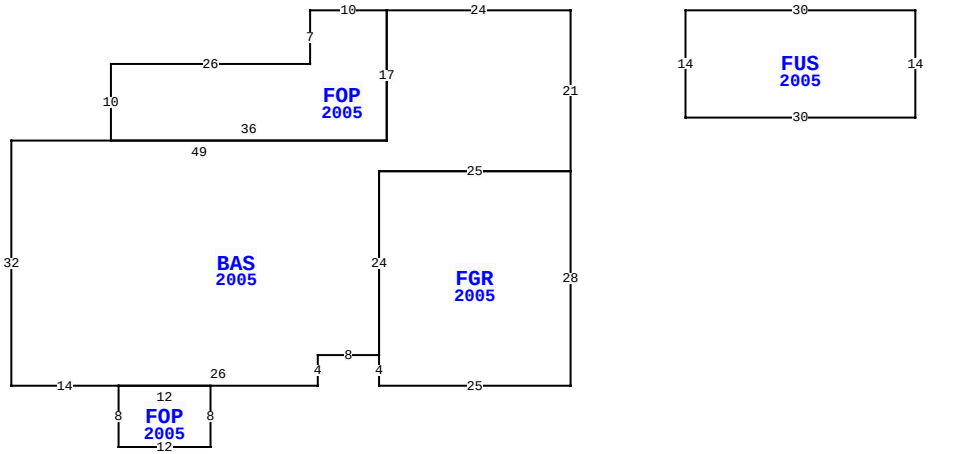
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2,012	154,885
FGR	700	55	385	29,638
FOP	96	30	29	2,233
FOP	430	30	129	9,931
FUS	420	100	420	32,332
TOTALS	3,658		2,975	229,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,975	97.7600	88.23	262,484	2005	2005	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2006 Heated Area: 2432 HX Base Yr 2006



274021 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,017
TOTAL MARKET OB/XF VALUE		9,532
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		289,549
SOH/AGL Deduction		125,238
ASSESSED VALUE		164,311
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,311
TOTAL JUST VALUE		289,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412936	NEW CONSTR	219,741	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0656	8/19/2005	WD	U	V	07	100
GRANTOR: LEE JEFFREY A & H W						
GRANTEE: LEE NANCY T & ANTHO						
1203/1772	1/26/2004	WD	U	V	01	100
GRANTOR: LEE JEFFREY A & H W L						
GRANTEE: LEE NANCY T & ANTHO						

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800	
2	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	2006	2006	3	88	4,118	
3	1242	WD DECK A	0	100	22	8	176.00	SF	5.00	5.00	100	2006	2006	3	31	273	
4	0752	USP	0	100	20	20	400.00	SF	15.00	15.00	100	2006	2006	3	48	2,880	
5	0751	UOP	0	100	24	8	192.00	SF	5.00	5.00	100	2006	2006	3	48	461	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 FOP=[YR=2005] W10 S7 W26 S10 E36 N17 $
S17 W49 S32 E14 FOP=[YR=2005] S8 E12 N8 W12 $ E26 N4 E8
FGR=[YR=2005] S4 E25 N28 W25 S24 $ N24 E25 N21 $ PTR= E15
FUS=[YR=2005] E30 S14 W30 N14 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 9,532

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006		0.00	0.00	2.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	51,000							

REVIEW DATE 10/24/2017 BY TWX Total Acres: 2.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS